

Estate Agency with a personal touch!

## Admirals Close, Colney Heath, Herts, AL4



Tucked away is this THREE/FOUR bedroom FAMILY HOME with OWN GARAGE and DRIVEWAY. Shown in good condition throughout and offering a UTILITY ROOM and guest cloakroom. Located within easy access of local parks and a short drive from nearby motorway links.

- Bathroom
- Lounge
- Kitchen / Diner
- Three / Four Bedrooms
  Utility Room / Guest WC
  - Garage
  - **Driveway**
  - Rear Garden

£499,950 Freehold

## Admirals Close, Colney Heath, Herts, AL4

**Accommodation Comprises** 

**Entrance Hall** 

**Guest Cloakroom** 

Garden Room / Bedroom Four 12'6" x 8'10" (3.82m x 2.68m)

Utility Room 6'0" x 9'4" (1.84m x 2.84m)

**Stairs To First Floor** 

Landing

Lounge 15'3" x 14'3" (4.64m x 4.36m)(Max Points)

Kitchen / Diner 15'2" x 10'8" (4.62m x 3.24m) (Max Points)

**Stairs To Second Floor** 

Landing

Bedroom One 12'8" x 8'10" (3'86m x 2.69m)

Bedroom Two 15'4" x 8'3" (4.68m x 2.52m)

Bedroom Three 10'2" x 6'7" (3.1m x 2.0m)

**Bathroom** 

**Exterior** 

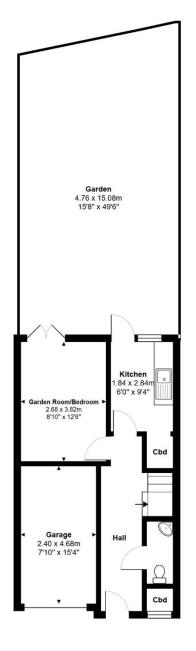
Rear Garden

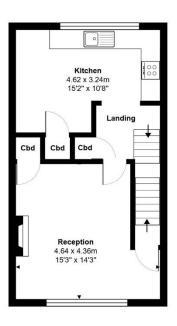
**Garage & Driveway** 

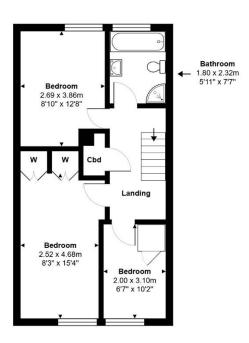






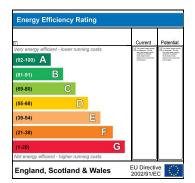


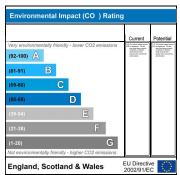




 $\label{eq:continuous} \mbox{Total Area: } 107.0 \ m^2 \ ... \ 1151 \ ft^2 \ \mbox{(excluding garden)}$  All measurements are approximate and for display purposes only







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## VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
  - (2) These particulars do not constitute part or all of an offer or contract.
  - (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
    - (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
  - (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.